145.0	0007	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	887,400 / 887,400
					USE VALUE:	887,400 / 887,400
					ASSESSED:	887,400 / 887,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
184		SPRING ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CURA FRANK J & MARY A
Owner 2:	
Owner 3:	
Street 1:	184 SPRING ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	CURA FRANK J -
Owner 2:	-
Street 1:	184 SPRING ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .289 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1948, having primarily Vinyl Exterior and 1418 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	12569.000	249,700		637,700	887,400
Total Card	0.289	249,700		637,700	887,400
Total Parcel	0.289	249,700		637,700	887,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 626.03 /Parcel: 626.03

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 95569

GIS Ref

GIS Ref

Insp Date 05/25/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 145.0-0007-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	249,700	0	12,569.	637,700	887,400		Year end	12/23/2021
2021	101	FV	241,600	0	12,569.	637,700	879,300		Year End Roll	12/10/2020
2020	101	FV	241,700	0	12,569.	637,700	879,400	879,400	Year End Roll	12/18/2019
2019	101	FV	209,500	0	12,569.	597,800	807,300	807,300	Year End Roll	1/3/2019
2018	101	FV	209,500	0	12,569.	494,200	703,700	703,700	Year End Roll	12/20/2017
2017	101	FV	209,500	0	12,569.	454,300	663,800	663,800	Year End Roll	1/3/2017
2016	101	FV	209,500	0	12,569.	414,500	624,000	624,000	Year End	1/4/2016
2015	101	FV	197,200	0	12,569.	406,500	603,700	603,700	Year End Roll	12/11/2014

!11385!

PRINT

Date	Time
12/30/21	12:25:51

LAST REV

Date	Time
12/04/19	14:13:15
jorourke	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11385

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CURA FRANK J,	56509-417		2/23/2011	Convenience	99	No	No		
	8444-580		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	95569
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/2/2017	983	Insulate	2,352	C				
5/5/1997	238		23,200					ADD BATH/REM KIT

ACTIVITY INFORMATION

Date	Result	By	Name
5/25/2018	MEAS&NOTICE	HS	Hanne S
11/3/2017	Inspected	PH	Patrick H
2/5/2009	Meas/Inspect	372	PATRIOT
3/30/2001	Inspected	201	PATRIOT
10/26/2000	Hearing N/C	153	PATRIOT
12/7/1999	Mailer Sent		
11/17/1999	Measured	268	PATRIOT
1/1/1982		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		12569		Sq. Ft.	Site		0	80.	0.63	9									637,661						637,700	

Total AC/HA:	0.28854	Total SF/SM:	12569	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	637,661	Spl Credit		Total:	637,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1948	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:			
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.35000002
Const Adj.:	0.99000001
Adj $ / SQ:	147.015
Other Features:	77500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	339307
Depreciation:	89577
Depreciated Total:	249730

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	2	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	M

Totals		
1	6	2

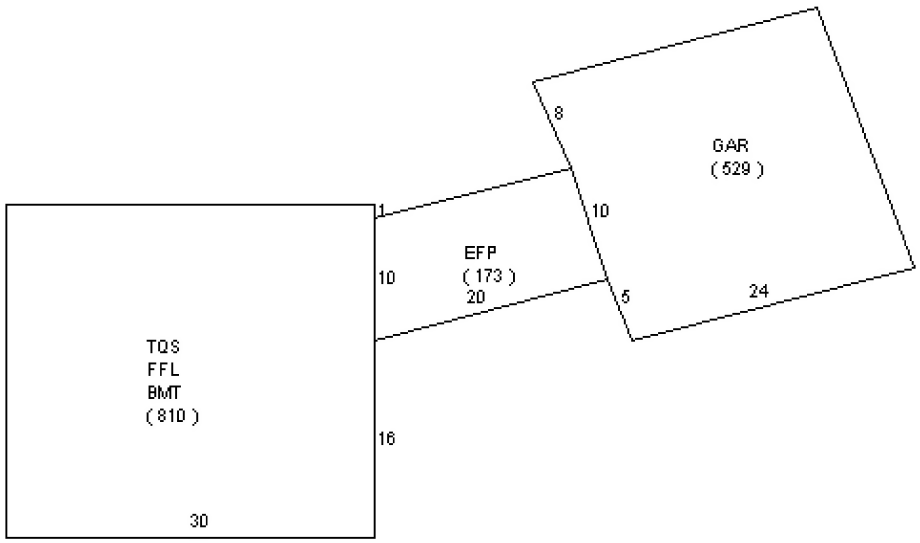
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	147.02
Special Features:	0	Val/Su Net:	85.22
Final Total:	249700	Val/Su SzAd	176.16

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	810	44.100	35,725
FFL	First Floor	810	147.010	119,082
TQS	3/4 Story	608	147.020	89,312
GAR	Garage	529	19.530	10,331
EFP	Enclos Porch	173	42.530	7,358

Net Sketched Area:	2,930			Total:	261,808
Size Ad	1417.5	Gross Area	3132	FinArea	1418

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

145.0-0007-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	